

DURSLEY TOWN COUNCIL

MINUTES and REPORT of the MEETING of the PLANNING COMMITTEE of the Council held in the **Meeting Room, Dursley Methodist Church, Castle Street, Dursley**, at 6.30pm on Tuesday, 18th June 2019 to be presented to Council on Tuesday 2nd July 2019.

PRESENT

Councillors: N Grecian, S Ackroyd (Chairman), S Creswick, S Abraham, L Patrick (from item 4), B Cairns, M Woodward and P Hayes.

In Attendance: J Kay (Town Clerk), L Wellings (Deputy Town Clerk) and 3 members of the public.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A Whitwell (work) and A Sheffield (work).

2. MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REQUEST FOR DISPENSATIONS

There were no requests for dispensations.

4. REPRESENTATIONS FROM THE PUBLIC

A resident gave representations regarding agenda item 6v)/minute item i), Land at 12 Shelley Road. Concerns and objections were raised about the small size of the plot and measurements of the proposed dwelling, loss of privacy, impacts on the public footpath adjacent to the site and access to utilities.

A resident gave representations regarding agenda item 6 iii)/minute item iv), Littlecombe Zone F. Concerns and objections were raised about the loss of mature trees, wildlife corridors and privacy, as well as the height of the proposed 3 storey building on the site which was felt to be disproportionate and out of scale to the rest of the proposed dwellings. Cllr Patrick joined the meeting. The resident withdrew from the meeting.

5. MINUTES

The Minutes and Report of the Meeting of the Planning Committee held on the 14th May 2019, having been circulated among the members, were taken as read, confirmed and signed by the Chairman as a correct record.

6. PLANNING APPLICATIONS

It was resolved to move agenda item 6v) S.19/0881/FUL Land At 12 Shelley Road, Dursley and consider it first. Items have been renumbered for the minutes.

Councillors Sheffield and Creswick introduced the following applications:

i) **S.19/0881/FUL** Land At 12 Shelley Road, Dursley

Erection of single dwelling, alteration to existing access and associated works.

RESOLVED: The Council objects to the proposed development. It is contrary to policies HC1, HC6, CP8, ES3 and parking standards set out in the Stroud District Local Plan 2015 and Policy T1 of the Dursley Neighbourhood Development Plan 2018. There is not enough room to accommodate the new dwelling and it would result in a cramped, overdeveloped site. It would also overlook neighbouring properties resulting in a loss of privacy. The parking is inadequate with not enough spaces allocated to the dwelling. This would result in an unacceptable increase in on-street parking. The site is adjacent to a vehicular turning area and an electricity substation access which should remain clear, in the interests of highways safety.

ii) **S.19/0962/HHOLD** 11 Budding Way, Dursley, GL11 5BE

Flat roof single storey rear extension.

RESOLVED: No observations.

iii) **S.19/0857/FUL** Kingshill Inn, 2 Kingshill Road, Dursley, GL11 4EJ

Extension of first floor and roof space to provide 6 self-contained holiday units

RESOLVED: Policy E4 of the Dursley Neighbourhood Development Plan 2018 supports the growth of tourism in Dursley and encourages the creation of suitable visitor accommodation. The Council supports the proposal to create holiday units but with an attached condition that ensures that the units are used to provide holiday accommodation only and that they shall not be used as permanent unrestricted accommodation or as a primary place of residence. It is our understanding that there are holiday letting rules that have conditions that would also need to be met and followed (e.g. letting must not be longer than 31 continuous days etc). The Council does however have concerns about the parking arrangements for the site, access to spaces and the unfinished nature of the parking to the front, which does not currently meet highways standards.

Councillor Grecian objected to the application and voted against the Council's response.

iv) **S.19/1090/REM** Littlecombe Zone F, Lister Road, Dursley

Reserved matters approval for zone F comprising 12 dwellings together with access, parking, landscaping and associated works from Planning Application S.15/0476/OUT.

RESOLVED: The Council objects to the proposed development plans, which have changed significantly from the original masterplan, for the following reasons:

- The loss of mature trees situated on the development site and a reduction to the green infrastructure, connections and corridors for wildlife at the back of properties. This is contrary to the Dursley Neighbourhood Development Plan 2018 objectives which seek to "protect and enhance wildlife" and "protect and create multi-functional green corridors that can support the movement of wildlife across Dursley" and are supported by Figure 6: Dursley Green Infrastructure Map, Figure 7, Policy ES1 and Project K.
- The proposed 3 storey high building (plots 10&11) would not be in keeping with this part of the development which is situated in the conservation area, and would be overbearing given the rising ground level here. Contrary to the Stroud District Local Plan 2015 policies CP8 and ES3.
- There is no reference to the Dursley Neighbourhood Development Plan 2018 in the application or that the main body of the site with proposed dwellings is situated in the conservation area.

- v) **S.19/0830/FUL** Spring Villa, Kingshill Road, Dursley, GL11 4BJ
 New porch to existing entrance, reinstatement of blocked up window at rear, erection of pagoda and replacement of window of skittle alley with double door.

RESOLVED: No observations.

- vi) **S.19/1064/VAR** Site Of Former Woodmancote Garage, 18 Woodmancote, Dursley
 Variation of conditions 3 (approved plans), 12 (cycle storage) & 13 (vehicle parking) of Application Reference Number: S.16/1232/OUT.

RESOLVED: The Council objects strongly to proposals to reduce the number of parking spaces for the development. It is contrary to policies CP8, HC1 and ES3 of the Stroud District Local Plan 2015 and Policy T1 of the Dursley Neighbourhood Development Plan 2018. The loss of parking spaces would be unacceptable, especially given the proposed creation of additional bedroom accommodation within the roof space of plots 1-3 and the subsequent greater need for parking. Parking on the adjacent A4135 is not an option and an increase in on-street parking in surrounding areas would be unacceptable and detrimental to highway safety.

7. CONSIDERATION OF LICENSING APPLICATIONS:

- i) License application 19/00628/LAPRNW - Dursley Town Sports Club

Members noted that an emergency Planning Application Panel meeting was held on 4th June 2019, immediately following the full Council meeting, to consider and agree a response to the above application. Council had requested the following amendments due to the club being located within a residential area and to keep it in line with similar venues in the town:

Supply by retail of Alcohol- Friday & Saturday to be reduced to 1am, Sunday to Thursday to be reduced to 11pm. The outdoor area to be closed at 9pm (every day). Opening Hours - Friday & Saturday to be reduced to 1.30am, Sunday to Thursday to be reduced to 11.30pm. Live Music Indoors & Recorded Music - Sunday to Thursday to be reduced to 11.30pm.

It was noted that following discussions, Stroud District Council had granted the following: Reduced hours for sale of alcohol for Sun-Thurs (11pm) and Fri-Sat (1.00am). Reduced opening hours Sun-Thurs (11.30pm) and Fri-Sat (1.30am). Reduced hours for live/recorded music Sun-Thurs (11.30pm). There shall be no use of the outside seating/garden area after 23:00 and no consumption of alcohol or food should take place outside after this time. The Premises Licence holder shall ensure that all windows and doors are closed after 23:00 when regulated musical entertainment is taking place, other than to allow entry and/or egress. *Please note that background music would not constitute regulated entertainment. The Premises Licence holder shall ensure that prominent, clear and legible notices are displayed at all exits to the premises requesting that the customers respect the needs of local residents by leaving the premises and locality quietly.

8. PLANNING MATTERS IN GENERAL

- i) **Notifications (incl. Discharge of conditions/certificates/permitted development):**

S.19/1149/DISCON Courtyard At 38 Long Street, Dursley
 Discharge of condition 7 (archaeology) of S.18/1536/FUL.

- ii) **Notification of Planning Permissions:**

S.19/0851/MINAM Littlecombe Zone C, Lister Road, Dursley
Minor amendment to S.15/0476/OUT to introduce a community noticeboard on the LEAP/NEAP.

S.19/0576/FUL Between 42 - 44 Rosebery Road, Dursley, GL11 4PU
Proposed dwelling.

S.19/0184/HHOLD 32 Oak Drive, Dursley, GL11 4DX
Replace left garage door with window and construct two-storey extension to rear.

9. AREA PLANS AND CONSULTATIONS

i) Cam Neighbourhood Plan Regulation 14 Stage Consultation.

RESOLVED: Councillors Creswick and Grecian volunteered to review the consultation and report back to the July Committee meeting, prior to agreeing a response for the 29th July 2019 deadline.

10. PLANNING COMMITTEE ROTA

It was noted that the next meeting would be held in the Meeting Room at Dursley Methodist Church, Castle Street, Dursley on Tuesday 16th July 2019 at 6.30 p.m. Councillors Ackroyd and Cairns are scheduled to consider the plans and are responsible for finding a replacement if they are unable to do so.

11. PLANNING APPLICATION PANEL

It was noted that for the current month the planning application panel would be the Chair and Vice-Chair plus Councillors Patrick, Sheffield and Woodward. In the event of an emergency planning application, panel members would be contacted by the Clerk to arrange a panel meeting.

There being no further business, the meeting closed at 7:57pm.

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Chairman

16th July 2019

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Date